



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2020 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION
FOR LOW-INCOME HOUSING TAX CREDITS

April 17, 2020 Version

II. APPLICATION - SECTION 1: APPLICANT STATEMENT AND CERTIFICATION

APPLICANT: DFA Development LLC

PROJECT NAME: Walnut Apartments

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION
(CHECK ONLY)

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$375,639 annual Federal Credits, and
 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: No By selecting "Yes" or "No" in the box immediately before, I hereby make an election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: for readiness to proceed requirements if applicable; and after the project is placed-in-services.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

I certify that I have read and understand the provisions of Sections 10322(a) through (h). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the applicant beyond the application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(i) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 15 years, free of charge (except child care).

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and any other actions that TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Code Section 50199.10, negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this 2nd day of May, 2020 at

Stockton, California.

By: _____
(Original Signature)

Daniel Fred
(Typed or printed name)

Managing Member
(Title)

Local Jurisdiction:

City Manager:

Title:

Mailing Address:

City:

Zip Code:

City of Fort Bragg

Tabatha Miller *

City Manager

416 North Franklin Street

Fort Bragg

95437

Phone Number: (707) 961-2823 Ext.
FAX Number: (707) 961-2823
E-mail: tmiller@fortbragg.com

* For City Manager, please refer to the following the website below:
<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Prior application was submitted but not selected? No

If yes, enter application number: TCAC # CA - -

Has credit previously been awarded? No

If re-applying and returning credit, enter the current application number: TCAC # CA - -

Is this project a Re-syndication of a current TCAC project? No

If a Resyndication Project, complete the **Resyndication Projects** section below.

Project must be comprised of 100% tax credit eligible units to apply.

Is the project comprised of 100% tax credit eligible units excluding managers' units? No

B. Project Information

Project Name: Walnut Apartments

Site Address: 311 E. Walnut Street

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: Fort Bragg County: Mendocino

Zip Code: 95437 Census Tract: 0105.00

Assessor's Parcel Number(s): 018-060-52-00

Project located in DDA: Yes Year DDA: 2020

Project is located in a Qualified Census Tract: Yes

\$12206(c)(4) of Rev. and Tax Code for 95% eligible basis: No

Project is a Scattered Site Project. TCAC Reg. § 10302(II): No

Project is **Rural** as defined by TCAC Reg. § 10302(kk): Yes

C. Credit Amount Requested (If State Credit Request, Reg. Sects. 10317 & 10322(h)(33))

Federal and State \$375,639
(federal) (state)

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

E. Housing Type Selection (Reg. Sections 10315(h) & 10325(g))

Non-Targeted

If Special Needs housing type, list the percentage of Special Needs Units:

If less than 75% special needs units, specify the standards the non-special needs units will meet:

N/A

F. Geographic Area (Reg. Section 10315(h))

Please select the project's geographic area:

(select one)

*Federal Congressional District: 2

*State Assembly District: 2

*State Senate District: 2

*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map> <http://findyourrep.legislature.ca.gov/>

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Applicant Contact Information

Applicant Name: DFA Development LLC
 Street Address: 119 E Weber Avenue
 City: Stockton State: CA Zip Code: 95202
 Contact Person: Daniel Fred
 Phone: 415-595-4547 Ext.: Fax: 209-939-1035
 Email: Dfred@dfadevelopment.com

B. Legal Status of Applicant:

Other Parent Company: DFA Development LLC
 If Other, Specify: Limited Liability Company (LLC)

C. General Partner(s) Information

C(1) General Partner Name: DFA Walnut LLC Administrative
 Street Address: 119 E. Weber Avenue
 City: Stockton State: CA Zip Code: 95482
 Contact Person: Daniel Fred
 Phone: (415) 595-4547 Ext.: Fax: (209) 939-9029
 Email: dfred@dfadevelopment.com
 Nonprofit/For Profit: For Profit Parent Company: DFA Development LLC

C(2) General Partner Name: Building Better Neighborhoods Inc. Managing GP
 Street Address: 1076 North State Street
 City: Ukiah State: CA Zip Code: 95482
 Contact Person: Todd Crabtree
 Phone: (707) 463-5462 Ext.: 112 Fax: (707) 463-4188
 Email: Crabtree@cdchousing.org
 Nonprofit/For Profit: Nonprofit Parent Company:

C(3) General Partner Name: (select one)
 Street Address:
 City: State: Zip Code:
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

D. General Partner(s) or Principal Owner(s) Type Joint Venture

**If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient*

E. Status of Ownership Entity

to be formed If to be formed, enter date: 9/1/2020
 *(Federal I.D. No. must be obtained prior to submitting carryover allocation package)

F. Contact Person During Application Process

Company Name: DFA Development LLC
 Street Address: 119 E Weber Street
 City: Stockton State: CA Zip Code: 95202
 Contact Person: Daniel Fred
 Phone: 415-595-1750 Ext.: Fax: 209-939-9029
 Email: dfred@dfadevelopment.com
 Participatory Role: Developer and Admin GP
 (e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	DFA Development LLC	Architect:	Basis Architecture
Address:	119 E Weber Street	Address:	PO Box 15039
City, State, Zip:	Stockton CA 95202	City, State, Zip:	San Rafael CA 94915
Contact Person:	Daniel Fred	Contact Person:	Charles Pick
Phone:	415-595-1750 Ext.:	Phone:	415-457-6035 Ext.:
Fax:	209-939-9029	Fax:	416-457-6036
Email:	dfred@dfadevelopment.com	Email:	cpick@basisarch.com
Attorney:	Goldfarb & Lipman	General Contractor:	Trinity Development & Constructi
Address:	1300 Clay Street, 11th Floor	Address:	119 E Weber Avenue
City, State, Zip:	Oakland Ca 94612	City, State, Zip:	Stockton CA 95202
Contact Person:	Jeffrey Streiffer	Contact Person:	Chris Flaherty, President
Phone:	510-836-6336 Ext.:	Phone:	(209) 483-8105 Ext.:
Fax:	510-836-1035	Fax:	209-939-9029
Email:	jstreiffer@goldfarbblipman.com	Email:	cflaherty@3leafholdings.com
Tax Professional:	Goldfarb & Lipman	Energy Consultant:	E3 CA INC
Address:	1300 Clay Street, 11th Floor	Address:	2701 Cottage Way, Suite 3
City, State, Zip:	Oakland Ca 94612	City, State, Zip:	Sacramento, CA 95825
Contact Person:	Amy DeVaudreuil	Contact Person:	Linda Murphy
Phone:	510-836-6336 Ext.:	Phone:	916-596-0133 Ext.:
Fax:	510-836-1035	Fax:	916-739-9750
Email:	adevaudreuil@goldfarbblipman.co	Email:	lmurphy@e3cainc.com
CPA:	Bowman & Company LLP	Investor:	CREA
Address:	10100 Trinity Parkway, Ste 310	Address:	12396 World Trade Drive, Ste
City, State, Zip:	Stockton CA 95219	City, State, Zip:	San Diego, CA 92128
Contact Person:	Tobbie Wells, Partner	Contact Person:	Richard Shea, Sr. VP
Phone:	209-473-1040 Ext.:	Phone:	(858) 386-5199 Ext.:
Fax:	209-473-9771	Fax:	
Email:	twells@cpabowman.com	Email:	rshea@creallc.com
Consultant		Market Analyst:	Kinetic Valuation Group
Address:		Address:	11060 Oak Street, Suite 6
City, State, Zip:		City, State, Zip:	Omaha, NE 68144
Contact Person:		Contact Person:	Jay Wortmann, MAI
Phone:		Phone:	(402) 202-0771 Ext.:
Fax:		Fax:	
Email:		Email:	jay@kvgteam.com
Appraiser:	Kinetic Valuation Group	CNA Consultant:	Basis Architecture
Address:	11060 Oak Street, Suite 6	Address:	PO Box 15039
City, State, Zip:	Omaha, NE 68144	City, State, Zip:	San Rafael CA 94915
Contact Person:	Jay Wortmann, MAI	Contact Person:	Charles Pick
Phone:	(402) 202-0771 Ext.:	Phone:	415-457-6035 Ext.:
Fax:		Fax:	416-457-6036
Email:	jay@kvgteam.com	Email:	cpick@basisarch.com
Bond Issuer:	California Municipal Finance Auth	Prop. Mgmt. Co.:	FPI Management Company
Address:	2111 Palomar Airport Rd, Suite	Address:	800 Iron Point Road
City, State, Zip:	Carlsbad, CA 92011	City, State, Zip:	Folsom, Ca 95630
Contact Person:	Anthony Stubbs	Contact Person:	Denise Hufford
Phone:	(760) 930-1333 Ext.:	Phone:	916-357-5312 Ext.: 438
Fax:	(760) 683-3390	Fax:	916-850-4438
Email:	astubbs@cmfa-ca.com	Email:	denise.hufford@fpimgt.com

2nd Prop. Mgmt. Co.	
Address:	
City, State, Zip:	
Contact Person:	
Phone:	Ext.:
Fax:	
Email:	

II. APPLICATION - SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	<u>N/A</u>	If yes, will demolition of an existing structure be involved?	<u>No</u>
Adaptive Reuse	<u>N/A</u>	If yes, will relocation of existing tenants be involved?	<u>No</u>
Rehabilitation-Only	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>N/A</u>
Acquisition & Rehabilitation	<u>Yes</u>	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? No

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	<u>33 years</u>	No. of Existing Buildings	<u>7</u>
No. of Occupied Buildings	<u>7</u>	No. of Existing Units	<u>56</u>
No. of Stories	<u>2</u>		
Current Use:	<u>Multifamily Housing</u>		

Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -

First year of credit:

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Agreement with TCAC? N/A

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirement

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller:	<u>The Coldbrook Foundation</u>	Signatory of Seller:	<u>Thomas Seaman</u>
Date of Purchase Contract or Option:	<u>3/20/2019</u>	Purchased from Affiliate:	<u>No</u>
Expiration Date of Option:	<u>3/1/2021</u>	If yes, broker fee amount to affiliate?	<u> </u>
Purchase Price:	<u>\$3,600,000</u>	Special Assessment(s):	<u>No</u>
Phone:	<u>(925) 586-0285</u>	Historical Property/Site:	<u>No</u>
Holding Costs per Month:	<u>"\$0</u>	Total Projected Holding Costs:	<u>\$100</u>
Real Estate Tax Rate:	<u>Exempt</u>	Purchase price over appraisal	<u> </u>
Amount of SOFT perm financing covering the excess purchase price over appraisal	<u> </u>		

D. Project, Land, Building and Unit Information

Project Type:	<u>One or Two Story Garden</u>		
Two or More Story With an Elevator:	<u>N/A</u>	if yes, enter number of stories:	<u> </u>
Two or More Story Without an Elevator:	<u>Yes</u>	if yes, enter number of stories:	<u>2</u>
One or More Levels of Subterranean Parking:	<u>N/A</u>		
Other:	<u>90 parking spaces</u>		

E. Land

 x Feet or 3.37 Acres 146,797 Square Feet **Density:** RVH

If irregular, specify measurements in feet, acres, and square feet:

F. Building Information

Total Number of Buildings: 8 Residential Buildings: 7
 Community Buildings: 1 Commercial/ Retail Space: N/A
 If Commercial/ Retail Space, explain: *(include use, size, location, and purpose)*

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No

If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. Project Unit Number and Square Footage

Total number of units:	56
Total number of non-Tax Credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	55
Total number of Low Income Units:	55
Ratio of Low Income Units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	40,061
Total square footage of Low Income Units:	40,061
Ratio of low-income residential to total residential square footage (excluding managers' units):	100%
*Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	1,100
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	2,160
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
**Total square footage of all project structures (excluding commercial/retail):	43,321

*Must be 100% to apply for State Credits

**equals: "total square footage of all residential units" + "total community room square footage" + "total common space" + "total parking structure square footage"

Total Project Cost per Unit

\$206,655

Total Residential Project Cost per Unit

\$206,655

Total Eligible Basis per Unit

\$174,688

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other:	N/A

Units w/ tenants of multiple disability type or subsidy layers (explain)

For 4% federal applications only:	
Rural area consistent with TCAC methodology	Yes

II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	Existing Project	NA	NA
NEPA	Existing Project	NA	NA
Toxic Report	Existing Project	NA	NA
Soils Report	Existing Project	NA	NA
Coastal Commission Approval	Existing Project	NA	NA
Article 34 of State Constitution	Existing Project	NA	NA
Site Plan	Existing Project	NA	NA
Conditional Use Permit Approved or Required	Existing Project	NA	NA
Variance Approved or Required	Existing Project	NA	NA
Other Discretionary Reviews and Approvals	Existing Project	NA	NA

	Project and Site Information	
Current Land Use Designation	RVH (Very High Density Residential).	
Current Zoning and Maximum Density	maximum 24 units per acre	
Proposed Zoning and Maximum Density	same	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements	45 feet	
Required Parking Ratio	1 space for 1BR units; 2 spaces for 2- and 3-BR units; 10 guest	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed		/	
	Site Acquired	March	/	2021
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	N/A	/	
	Building Permit	3	/	2021
CONSTRUCTION FINANCING	Loan Application	4	/	2020
	Enforceable Commitment	4	/	2020
	Closing and Disbursement	3	/	2021
PERMANENT FINANCING	Loan Application	4	/	2020
	Enforceable Commitment	4	/	2020
	Closing and Disbursement	3	/	2021
OTHER LOANS AND GRANTS	Type and Source: <u>USDA-RD 515</u>	4	/	2020
	Application	4	/	2020
	Closing or Award	3	/	2021
	Type and Source: <u>Bonneville Multifamily Capital</u>	4	/	2020
	Application	4	/	2020
	Closing or Award	3	/	2021
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	4	/	2021
	Construction Start	3	/	2021
	Construction Completion	12	/	2021
	Placed In Service	12	/	2021
	Occupancy of All Low-Income Units	12	/	2021

III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Tax-exempt Bond Loan-Stifel, Nicolaus	24	4.000%	\$4,900,000
2) USDA-Rural Development 515 Loan	600	1.000%	\$1,950,452
3) Bonneville Gap Loan	24	4.000%	\$1,500,000
4) Bonneville Multifamily Capital-USDA-53	24	4.000%	\$800,000
5) Tax Credit Equity - CREA			\$835,920
6) Post Construction Sources			\$1,586,282
7)			
8)			
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$11,572,654

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1) Lender/Source Tax-exempt Bond Loan-Stifel, Nicolaus
 Street Address <u>1401 Lawrence Street, Suite 900</u>
 City: <u>Denver, CO 80202</u>
 Contact Name: <u>Brad Edgar</u>
 Phone Number: <u>(303) 291-5263</u> Ext.: <u></u>
 Type of Financing <u>Construction</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>2) Lender/Source USDA-Rural Development 515 Loan
 Street Address <u>430 G Street, #4169</u>
 City: <u>Davis, CA 95616</u>
 Contact Name: <u>Stephen Nnodim</u>
 Phone Number: <u>(530) 792-5830</u> Ext.: <u></u>
 Type of Financing <u>Construction and Perm</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>3) Lender/Source Bonneville Gap Loan
 Street Address <u>111 S. Main Street, Suite 1600</u>
 City: <u>Salt Lake City, UT 84111</u>
 Contact Name: <u>Robert Hall</u>
 Phone Number: <u>(801) 323-1078</u> Ext.: <u></u>
 Type of Financing <u>Construction</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>4) Lender/Source Bonneville Multifamily Capital-USDA
 Street Address <u>111 S. Main Street, Suite 1600</u>
 City: <u>Salt Lake City, UT 84111</u>
 Contact Name: <u>Robert Hall</u>
 Phone Number: <u>(801) 323-1078</u> Ext.: <u></u>
 Type of Financing <u>Construction and Perm</u>
 Is the Lender/Source Committed? <u>Yes</u></p> |
| <p>5) Lender/Source Tax Credit Equity - CREA
 Street Address <u>12396 World Trade Drive, Suite 218</u>
 City: <u>San Diego, CA 92128</u>
 Contact Name: <u>Richard Shea</u>
 Phone Number: <u>((858) 386-5199)</u> Ext.: <u></u>
 Type of Financing <u>Equity</u>
 Is the Lender/Source Committed? <u>Yes</u></p> | <p>6) Lender/Source Post Construction Sources
 Street Address <u></u>
 City: <u></u>
 Contact Name: <u></u>
 Phone Number: <u></u> Ext.: <u></u>
 Type of Financing <u></u>
 Is the Lender/Source Committed? <u>No</u></p> |

7) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

8) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

9) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

10) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

11) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

12) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) Bonneville Multifamily Capital-USDA-53	480	3.600%		\$269,093	\$5,700,000
2) USDA-Rural Development 515 Loan	600	1.000%		\$49,587	\$1,950,452
3) Solar Equity - CREA					\$26,700
4) Deferred Developer Fee					\$552,656
5)					
6)					
7)					
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$8,229,808
Total Tax Credit Equity:					\$3,342,846
Total Sources of Project Funds:					\$11,572,654

1) Lender/Source Bonneville Multifamily Capital-USDA
 Street Address 111 S. Main Street, Suite 1600
 City: Salt Lake City, UT 84111
 Contact Name: Robert Hall
 Phone Number: (801) 323-1078 Ext.:
 Type of Financing Construction and Perm
 Is the Lender/Source Committed? Yes

2) Lender/Source USDA-Rural Development 515 Loan
 Street Address 430 G Street, Agency 4169
 City: Davis, CA 95616
 Contact Name: Stephen Nnodim
 Phone Number: (530) 792-5830 Ext.:
 Type of Financing Construction and Perm
 Is the Lender/Source Committed? Yes

3) Lender/Source Solar Equity - CREA
 Street Address 119 E. Weber Avenue
 City: Stockton, CA 95202
 Contact Name: Daniel Fred
 Phone Number: (415) 595-4547 Ext.:
 Type of Financing Deferred Dev Fee - Equity
 Is the Lender/Source Committed? Yes

4) Lender/Source Deferred Developer Fee
 Street Address 119 E. Weber Avenue
 City: Stockton, CA 95202
 Contact Name: Daniel Fred-DFA Development LLC
 Phone Number: (415) 595-4547 Ext.:
 Type of Financing Equity- deferred
 Is the Lender/Source Committed? Yes

5) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

6) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

7) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

8) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

9) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

10) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

11) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

12) Lender/Source
Street Address
City:
Contact Name:
Phone Number: Ext.:
Type of Financing
Is the Lender/Source Committed? No

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)): Yes

CDLAC Allocation? Yes

Date application was submitted to CDLAC (Reg. Sections 10317(g)(4), 10326(h)): 6/1/2020

Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)): 8/19/2020

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): 3/1/2021

Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)) 55.98%

Name of Bond Issuer (Reg. Section 10326(e)(1)): California Municipal Finance Authority

Will project have Credit Enhancement? Yes

If Yes, identify the entity providing the Credit Enhancement: Bonneville Multifamily Capital

Contact Person: Robert Hall

Phone: (801) 323-1078 Ext.:

What type of enhancement is being provided? Other

The USDA 538 loan proceeds provide security for the bonds.

III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

A. Low Income Units

Note: CDLAC identifies 70% AMI and 80% AMI targeted Low Income Units as Market Rate Units.

(a)	(b)	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
1 Bedroom	2	\$307	\$614	\$86	\$393	30%	30.0%
2 Bedrooms	3	\$353	\$1,059	\$119	\$472	30%	30.0%
3 Bedrooms	1	\$366	\$366	\$179	\$545	30%	30.0%
1 Bedroom	11	\$570	\$6,270	\$86	\$656	50%	50.0%
2 Bedrooms	5	\$668	\$3,340	\$119	\$787	50%	50.0%
1 Bedroom	10	\$701	\$7,010	\$86	\$787	60%	60.0%
2 Bedrooms	10	\$826	\$8,260	\$119	\$945	60%	60.0%
2 Bedrooms	4	\$826	\$3,304	\$119	\$945	60%	60.0%
3 Bedrooms	1	\$911	\$911	\$179	\$1,090	60%	60.0%
2 Bedrooms	3	\$983	\$2,949	\$119	\$1,102	70%	70.0%
2 Bedrooms	1	\$983	\$983	\$119	\$1,102	70%	70.0%
1 Bedroom	1	\$888	\$888	\$86	\$974	80%	74.2%
2 Bedrooms	2	\$1,110	\$2,220	\$119	\$1,229	80%	78.1%
3 Bedrooms	1	\$1,275	\$1,275	\$179	\$1,454	80%	80.0%
Total # Units:	55	Total:	\$39,449		Average:	56.0%	

Is this a resyndication project using hold harmless rent limits in the above table? N/A

Hold harmless rents cannot exceed the federal set-aside current tax credit rent limits.

Must use current rent limits for units included in the lowest income point category.

B. Manager Units

Projects with 16 or more Low-Income and Market-Rate Units must have one on-site manager's unit. Projects with at least 161 Low-Income and Market-Rate Units must provide a second on-site manager's unit, and one additional on-site manager's unit for each 80 Low-Income and Market-Rate Units beyond 161 units, up to a maximum of four on-site manager's units. Scattered site projects of 16 or more Low-Income and Market-Rate Units must have at least one manager's unit for the entire project, and at one manager's unit at each site consisting of 16 or more Low-Income and Market-Rate Units. Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
1 Bedroom			
2 Bedrooms			
3 Bedrooms	1		
Total # Units:	1	Total:	

No	Project with desk or security staff in lieu of on-site manager unit(s) See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.
----	-------------------------------------------------------------------------------------------------------------------------------------------------

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
1 Bedroom			
2 Bedrooms			
3 Bedrooms			
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$39,449
Aggregate Annual Rents For All Units:	\$473,382

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	44
Length of Contract (years):	30
Expiration Date of Contract:	6/1/1950
Total Projected Annual Rental Subsidy:	\$255,972

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$4,100
Annual Income from Vending Machines:	
Annual Interest Income:	\$25
Other Annual Income: Tenant Charges	\$4,875
Total Miscellaneous Income:	\$9,000
Total Annual Potential Gross Income:	\$738,354

F. Monthly Resident Utility Allowance by Unit Size

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:						
Water Heating:						
Cooking:						
Lighting:						
Electricity:						
Water:*						
Other: (specify here)						
Total:						

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

This is a USDA-RD 515 project and USDA sets the utility allowance.

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$170
	Legal:	\$1,500
	Accounting/Audit:	\$7,000
	Security:	
	Other: Office supplies, phone, internet, furnis	\$7,018
	Total Administrative:	\$15,688
Management	Total Management:	\$45,696
Utilities	Fuel:	
	Gas:	
	Electricity:	\$6,000
	Water/Sewer:	\$47,779
	Total Utilities:	\$53,779
Payroll / Payroll Taxes	On-site Manager:	\$38,440
	Maintenance Personnel:	\$35,070
	Other: Payroll taxes, benefits, workers comp	\$37,420
	Total Payroll / Payroll Taxes:	\$110,930
	Total Insurance:	\$12,500
Maintenance	Painting:	\$2,325
	Repairs:	\$2,000
	Trash Removal:	\$25,536
	Exterminating:	\$1,440
	Grounds:	\$9,000
	Elevator:	
	Other: Supplies, Misc.	\$2,500
	Total Maintenance:	\$42,801
Other Operating Expenses	Other: Business license	\$800
	Other: USDA-RD Admin Fee for 538 loan	
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Total Other Expenses:	\$800

Total Expenses

Total Annual Residential Operating Expenses:	\$282,194
Total Number of Units in the Project:	56
Total Annual Operating Expenses Per Unit:	\$5,039
Total 3-Month Operating Reserve:	\$170,000
Total Annual Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	\$19,200
Total Annual Reserve for Replacement:	\$16,800
Total Annual Real Estate Taxes:	\$466
Service Amenities are Capitalized in reserves	-\$19,200
Other (Specify):	

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.	Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing	No	\$5,700,000
Taxable Bond Financing	N/A	
HOME Investment Partnership Act (HOME)	N/A	
Community Development Block Grant (CDBG)	N/A	
RHS 514	N/A	
RHS 515	Yes	\$1,950,452
RHS 516	N/A	
RHS 538	Yes	\$5,700,000
HOPE VI	N/A	
McKinney-Vento Homeless Assistance Program	N/A	
MIP	N/A	
MHSA	N/A	
MHP	N/A	
National Housing Trust Fund (HTF)	N/A	
Qualified Opportunity Zone Investment	N/A	
FHA Risk Sharing loan? No	N/A	
State: (specify here)	N/A	
Local: (specify here)	N/A	
Other: (specify here)	N/A	
Other: (specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	3/2/2020	Approval Date:	
Source:	DC Mendocino Cnty	Source:	
If Section 8:	Project-based contract (PBC)	If Section 8:	(select one)
Percentage:	46%	Percentage:	
Units Subsidized:	25	Units Subsidized:	
Amount Per Year:	\$115,536	Amount Per Year:	
Total Subsidy:	\$2,310,720	Total Subsidy:	
Term:	20 Years	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy)	\$188,932
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	Yes	Other: (specify here)	
If yes enter amount:		Other amount:	

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$261,141		
1 Bedroom	\$301,093	24	\$7,226,232
2 Bedrooms	\$363,200	28	\$10,169,600
3 Bedrooms	\$464,896	4	\$1,859,584
4+ Bedrooms	\$517,923		
TOTAL UNITS:		56	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$19,255,416
		Yes/No	
(a) Plus (+) 20% basis adjustment - Prevailing Wages Adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s):		<input type="text" value="No"/>	
Plus (+) 5% basis adjustment For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		<input type="text" value="No"/>	
(b) Plus (+) 7% basis adjustment - Parking (New Construction) For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="text" value="No"/>	
(c) Plus (+) 2% basis adjustment - Daycare For projects where a day care center is part of the development.		<input type="text" value="No"/>	
(d) Plus (+) 2% basis adjustment - 100% Special Needs For projects where 100 percent of the Low-Income Units are for Special Needs populations.		<input type="text" value="No"/>	
(e) Plus (+) up to 10% basis adjustment - ITEM (e) Features For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		<input type="text" value="No"/>	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: <input type="text" value="N/A"/>		<input type="text" value="No"/>	
(g) Plus (+) Local Development Impact Fees Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.		<input type="text" value="No"/>	
(h) Plus (+) 10% basis adjustment - Elevator For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		<input type="text" value="No"/>	
(i) Plus (+) 10% basis adjustment - High Opportunity Area For a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; <u>AND</u> (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.		<input type="text" value="No"/>	
(j) Plus (+) 1% basis adjustment for each 1% of project's Low-Income and Market Rate Units restricted between 35% and 50% Rental Units: <input type="text" value="55"/> Total Rental Units @ 50% to 36% of AMI: <input type="text" value="16"/>		<input type="text" value="Yes"/>	\$5,584,071

(k)	Plus (+) 2% basis adjustment for each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI.	Yes	\$3,851,083
	Rental Units: 55 Total Rental Units @ 35% of AMI or Below: 6		
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$28,690,570

HIGH COST TEST

Total Eligible Basis

\$9,782,527

Percentage of the Adjusted Threshold Basis Limit

50.804%

ITEM (e) Features

**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6), except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

I. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Bonneville Multifamily Capital-USDA- 538	2)USDA-Rural Development 515 Loan	3)Solar Equity - CREA	4)Deferred Developer Fee	5)	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
¹ Land Cost or Value	\$400,000	\$400,000				\$400,000											\$400,000		
² Demolition																			
Legal																			
Land Lease Rent Prepayment																			
¹ Total Land Cost or Value	\$400,000	\$400,000				\$400,000											\$400,000		
Existing Improvements Cost or Value	\$3,200,000	\$3,200,000			\$1,649,548	\$1,550,452											\$3,200,000		\$3,200,000
² Off-Site Improvements																			
Total Acquisition Cost	\$3,200,000	\$3,200,000			\$1,649,548	\$1,550,452											\$3,200,000		\$3,200,000
Total Land Cost / Acquisition Cost	\$3,600,000	\$3,600,000			\$1,649,548	\$1,950,452											\$3,600,000		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work	\$489,100	\$489,100			\$489,100												\$489,100	\$489,100	
Structures	\$2,915,483	\$2,915,483			\$2,915,483												\$2,915,483	\$2,915,483	
General Requirements	\$122,660	\$122,660			\$122,660												\$122,660	\$122,660	
Contractor Overhead	\$122,660	\$122,660			\$122,660												\$122,660	\$122,660	
Contractor Profit	\$245,321	\$245,321		\$18,072	\$227,249												\$245,321	\$245,321	
Prevailing Wages																			
General Liability Insurance	\$100,000	\$100,000			\$100,000												\$100,000	\$100,000	
Solar PV Construction	\$100,000	\$100,000			\$73,300	\$26,700											\$100,000	\$100,000	
Total Rehabilitation Costs	\$4,095,224	\$4,095,224		\$18,072	\$4,050,452	\$26,700											\$4,095,224	\$4,095,224	
Total Relocation Expenses	\$200,000	\$200,000		\$200,000													\$200,000	\$200,000	
NEW CONSTRUCTION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total New Construction Costs																			
ARCHITECTURAL FEES																			
Design	\$100,000	\$100,000		\$100,000													\$100,000	\$100,000	
Supervision	\$25,000	\$25,000		\$25,000													\$25,000	\$25,000	
Total Architectural Costs	\$125,000	\$125,000		\$125,000													\$125,000	\$125,000	
Total Survey & Engineering	\$20,000	\$20,000		\$20,000													\$20,000	\$20,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$238,000	\$238,000		\$238,000													\$238,000	\$119,000	
Origination Fee	\$64,000	\$64,000		\$64,000													\$64,000	\$64,000	
Credit Enhancement/Application Fee	\$50,000	\$50,000		\$50,000													\$50,000		
Bond Premium	\$13,000	\$13,000		\$13,000													\$13,000		
Cost of Issuance	\$20,628	\$20,628		\$20,628													\$20,628		
Title & Recording	\$25,000	\$25,000		\$25,000													\$25,000	\$25,000	
Taxes																			
Insurance	\$30,000	\$30,000		\$30,000													\$30,000	\$30,000	
Bond, TT, UW Counsels	\$77,500	\$77,500		\$77,500													\$77,500		
538 loan	\$43,050	\$43,050		\$43,050													\$43,050	\$43,050	
Consultant,BankReview,Inspection																			
Total Construction Interest & Fees	\$561,178	\$561,178		\$561,178													\$561,178	\$281,050	
PERMANENT FINANCING																			
Loan Origination Fee	\$57,000	\$57,000		\$57,000													\$57,000		
Credit Enhancement/Application Fee																			
Title & Recording	\$20,000	\$20,000		\$20,000													\$20,000		
Taxes																			
Insurance																			
Perm Lender Legal and Investigation Fee	\$6,000	\$6,000		\$6,000													\$6,000		
USDA Guarantee Fee (538 Loan 1% of 90%)	\$51,300	\$51,300		\$51,300													\$51,300		
Total Permanent Financing Costs	\$134,300	\$134,300		\$134,300													\$134,300		
Subtotals Forward	\$8,735,702	\$8,735,702		\$1,058,550	\$5,700,000	\$1,950,452	\$26,700										\$8,735,702	\$4,721,274	\$3,200,000
LEGAL FEES																			
Lender Legal Paid by Applicant	\$25,000	\$25,000		\$25,000													\$25,000	\$10,000	
Transaction Legal	\$100,000	\$100,000		\$100,000													\$100,000	\$60,000	
Total Attorney Costs	\$125,000	\$125,000		\$125,000													\$125,000	\$70,000	
RESERVES																			
Rent Reserves	\$35,000	\$35,000		\$35,000													\$35,000		
Capitalized Rent Reserves	\$150,000	\$150,000		\$150,000													\$150,000		
Required Capitalized Replacement Reserve	\$56,000	\$56,000		\$56,000													\$56,000		
3-Month Operating Reserve	\$170,000	\$170,000		\$170,000													\$170,000		
LP Asset Management Fee - Reserve	\$102,294	\$102,294		\$102,294													\$102,294		
Total Reserve Costs	\$513,294	\$513,294		\$513,294													\$513,294		

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET

					1)Bonneville Multifamily Capital-USDA- 538	2)USDA-Rural Development 515 Loan	3)Solar Equity - CREA	4)Deferred Developer Fee	5)	6)	7)	8)	9)	10)	11)	12)	SUBTOTAL		
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY														30% PVC for New Const/Rehab	30% PVC for Acquisition
CONTINGENCY COSTS																			
Construction Hard Cost Contingency	\$409,522	\$409,522		\$409,522													\$409,522	\$409,522	
Soft Cost Contingency	\$100,000	\$100,000		\$100,000													\$100,000	\$100,000	
Total Contingency Cost	\$509,522	\$509,522		\$509,522													\$509,522	\$509,522	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$27,056	\$27,056		\$27,056													\$27,056		
Environmental Audit	\$5,000	\$5,000		\$5,000													\$5,000	\$5,000	
Local Development Impact Fees																			
Permit Processing Fees	\$45,000	\$45,000		\$45,000													\$45,000	\$45,000	
Capital Fees																			
Marketing																			
Furnishings	\$20,000	\$20,000		\$20,000													\$20,000	\$20,000	
Market Study	\$6,500	\$6,500		\$6,500													\$6,500	\$3,250	
Accounting/Reimbursable	\$20,000	\$20,000		\$20,000													\$20,000		
Appraisal Costs	\$12,000	\$12,000		\$12,000													\$12,000	\$12,000	
Support Services Reserve	\$357,099	\$357,099		\$357,099													\$357,099		
Pest Control	\$3,000	\$3,000		\$3,000													\$3,000	\$3,000	
ALTA Survey	\$7,000	\$7,000		\$7,000													\$7,000	\$7,000	
Energy Efficiency Study and Report	\$17,705	\$17,705		\$17,705													\$17,705	\$17,705	
Capital Needs Assessment	\$7,000	\$7,000		\$7,000													\$7,000	\$7,000	
Total Other Costs	\$527,360	\$527,360		\$527,360													\$527,360	\$119,955	
SUBTOTAL PROJECT COST	\$10,410,878	\$10,410,878		\$2,733,726	\$5,700,000	\$1,950,452	\$26,700										\$10,410,878	\$5,420,751	\$3,200,000
DEVELOPER COSTS																			
Developer Overhead/Profit	\$911,776	\$911,776		\$359,120				\$552,656									\$911,776	\$431,776	\$480,000
Consultant/Processing Agent																			
Project Administration	\$150,000	\$150,000		\$150,000													\$150,000	\$150,000	
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer	\$100,000	\$100,000		\$100,000													\$100,000	\$100,000	
Other: (Specify)																			
Total Developer Costs	\$1,161,776	\$1,161,776		\$609,120				\$552,656									\$1,161,776	\$681,776	\$480,000
TOTAL PROJECT COST	\$11,572,654	\$11,572,654		\$3,342,846	\$5,700,000	\$1,950,452	\$26,700	\$552,656									\$11,572,654	\$6,102,527	\$3,680,000
Note: Syndication Costs shall NOT be included as a project cost.																		Bridge Loan Expense During Construction:	
Calculate Maximum Developer Fee using the eligible basis subtotals.																		Total Eligible Basis:	
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:				3,342,846	5,700,000	1,950,452	26,700	552,656											

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

¹ Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.

² Required: include a detailed explanation of Demolition and Offsite Improvements requirements as well as a cost breakdown in Attachment 12, Construction and Design Description.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)

Organizational Fee

Bridge Loan Fees/Exp.

Legal Fees

Consultant Fees

Accountant Fees

Tax Opinion

Other

Total Syndication Costs

CERTIFICATION BY OWNER:

As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner

Printed Name of Signatory

Date

Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:

As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

Signature of Project CPA/Tax Professional

Date

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Sources and Uses Budget

V. BASIS AND CREDITS

A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	30% PVC for New Const/ Rehabilitation DDA/QCT Building(s)	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)	30% PVC for Acquisition DDA/QCT Building(s)	30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)
Total Eligible Basis:	\$6,102,527		\$3,680,000	
Ineligible Amounts				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):	\$15,000			
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:	\$15,000			
Total Eligible Basis Amount Voluntarily Excluded:				
Total Basis Reduction:	(\$15,000)			
*Total Requested Unadjusted Eligible Basis:	\$6,087,527		\$3,680,000	
Total Adjusted Threshold Basis Limit:	\$28,690,570			
**130% Adjustment for DDA, QCT, or Reg. §10317(d)	130%	100%	100%	100%
Total Adjusted Eligible Basis:	\$7,913,785		\$3,680,000	
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	\$7,913,785		\$3,680,000	
Total Qualified Basis:	\$11,593,785			

*Voluntary exclusion of eligible basis from acquisition eligible basis shall be the entire amount of acquisition total eligible basis or Zero.

**Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B

B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
Qualified Basis:	\$7,913,785	\$3,680,000
**Applicable Percentage:	3.24%	3.24%
Subtotal Annual Federal Credit:	\$256,407	\$119,232
Total Combined Annual Federal Credit:	\$375,639	

** Applicants are required to use these percentages in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$11,572,654
Permanent Financing	\$8,229,808
Funding Gap	\$3,342,846
Federal Tax Credit Factor	\$0.88991

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$3,756,386
Annual Federal Credit Necessary for Feasibility	\$375,639
Maximum Annual Federal Credits	\$375,639
Equity Raised From Federal Credit	\$3,342,846

Remaining Funding Gap	
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D. Determination of State Credit

NC/Rehab	Acquisition
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State Credit Basis		
New construction or rehabilitation basis only; No acquisition basis except for At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor when no 130% basis increase is used		

Factor Amount	13%	13%
Maximum Total State Credit		\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	
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State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	
Remaining Funding Gap	

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$473,382	\$485,217	\$497,347	\$509,781	\$522,525	\$535,588	\$548,978	\$562,702	\$576,770	\$591,189	\$605,969	\$621,118	\$636,646	\$652,562	\$668,876
Less Vacancy	5.00%	-23,669	-24,261	-24,867	-25,489	-26,126	-26,779	-27,449	-28,135	-28,839	-29,559	-30,298	-31,056	-31,832	-32,628	-33,444
Rental Subsidy	1.025	255,972	262,371	268,931	275,654	282,545	289,609	296,849	304,270	311,877	319,674	327,666	335,857	344,254	352,860	361,682
Less Vacancy	5.00%	-12,799	-13,119	-13,447	-13,783	-14,127	-14,480	-14,842	-15,214	-15,594	-15,984	-16,383	-16,793	-17,213	-17,643	-18,084
Miscellaneous Income	1.025	9,000	9,225	9,456	9,692	9,934	10,183	10,437	10,698	10,966	11,240	11,521	11,809	12,104	12,407	12,717
Less Vacancy	5.00%	-450	-461	-473	-485	-497	-509	-522	-535	-548	-562	-576	-590	-605	-620	-636
Total Revenue		\$701,436	\$718,972	\$736,947	\$755,370	\$774,254	\$793,611	\$813,451	\$833,787	\$854,632	\$875,998	\$897,898	\$920,345	\$943,354	\$966,938	\$991,111
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$15,688	\$16,237	\$16,805	\$17,394	\$18,002	\$18,632	\$19,285	\$19,960	\$20,658	\$21,381	\$22,129	\$22,904	\$23,706	\$24,535	\$25,394
Management		45,696	47,295	48,951	50,664	52,437	54,273	56,172	58,138	60,173	62,279	64,459	66,715	69,050	71,467	73,968
Utilities		53,779	55,661	57,609	59,626	61,713	63,873	66,108	68,422	70,817	73,295	75,861	78,516	81,264	84,108	87,052
Payroll & Payroll Taxes		110,930	114,813	118,831	122,990	127,295	131,750	136,361	141,134	146,074	151,186	156,478	161,954	167,623	173,490	179,562
Insurance		12,500	12,938	13,390	13,859	14,344	14,846	15,366	15,903	16,460	17,036	17,632	18,250	18,888	19,549	20,234
Maintenance		42,801	44,299	45,850	47,454	49,115	50,834	52,613	54,455	56,361	58,333	60,375	62,488	64,675	66,939	69,282
Other Operating Expenses (specify):		800	828	857	887	918	950	983	1,018	1,053	1,090	1,128	1,168	1,209	1,251	1,295
Total Operating Expenses		\$282,194	\$292,071	\$302,293	\$312,874	\$323,824	\$335,158	\$346,888	\$359,030	\$371,596	\$384,601	\$398,063	\$411,995	\$426,415	\$441,339	\$456,786
Transit Pass/Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	19,200	19,872	20,568	21,287	22,032	22,804	23,602	24,428	25,283	26,168	27,083	28,031	29,013	30,028	31,079
Replacement Reserve		16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
Real Estate Taxes	1.020	466	475	485	495	504	515	525	535	546	557	568	579	591	603	615
Service Amenities are Capitalized in res:	1.035	-19,200	-19,872	-20,568	-21,287	-22,032	-22,804	-23,602	-24,428	-25,283	-26,168	-27,083	-28,031	-29,013	-30,028	-31,079
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$299,460	\$309,346	\$319,578	\$330,168	\$341,129	\$352,472	\$364,213	\$376,365	\$388,942	\$401,958	\$415,431	\$429,374	\$443,806	\$458,742	\$474,201
Cash Flow Prior to Debt Service		\$401,976	\$409,626	\$417,368	\$425,202	\$433,126	\$441,138	\$449,238	\$457,422	\$465,690	\$474,039	\$482,467	\$490,971	\$499,548	\$508,196	\$516,910
MUST PAY DEBT SERVICE																
Bonneville Multifamily Capital-USDA-538		269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093	269,093
USDA-Rural Development 515 Loan		49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587	49,587
USDA Guarantee Fee (0.5% of loan balance)		28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500
Total Debt Service		\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180	\$347,180
Cash Flow After Debt Service		\$54,797	\$62,446	\$70,189	\$78,022	\$85,946	\$93,959	\$102,058	\$110,243	\$118,511	\$126,860	\$135,287	\$143,791	\$152,369	\$161,016	\$169,731
Percent of Gross Revenue		7.42%	8.25%	9.05%	9.81%	10.55%	11.25%	11.92%	12.56%	13.17%	13.76%	14.31%	14.84%	15.34%	15.82%	16.27%
25% Debt Service Test		15.78%	17.99%	20.22%	22.47%	24.76%	27.06%	29.40%	31.75%	34.14%	36.54%	38.97%	41.42%	43.89%	46.38%	48.89%
Debt Coverage Ratio		1.158	1.180	1.202	1.225	1.248	1.271	1.294	1.318	1.341	1.365	1.390	1.414	1.439	1.464	1.489
OTHER FEES**																
GP Partnership Management Fee																
LP Asset Management Fee																
Incentive Management Fee																
Total Other Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Remaining Cash Flow		\$54,797	\$62,446	\$70,189	\$78,022	\$85,946	\$93,959	\$102,058	\$110,243	\$118,511	\$126,860	\$135,287	\$143,791	\$152,369	\$161,016	\$169,731
Deferred Developer Fee**																
Residual or Soft Debt Payments**																

*9% and 4% + state credit applications shall include the cost of transit passes and tenant internet service if requested in the Points System site amenity section.

**Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.